



**78 Tennyson Avenue, King's Lynn**  
**Guide Price £399,950**

**BELTON DUFFEY**



# 78 TENNYSON AVENUE, KING'S LYNN, NORFOLK, PE30 2QJ

Well presented spacious 3 double bedroom (2 bathroom), 3 reception room, semi-detached house with large gardens, outbuilding situated in the 'Chase Area'.

## DESCRIPTION

A well presented, deceptively spacious 3 double bedroom (2 bathroom), 3 reception room, semi-detached house with large gardens, outbuilding, ample parking being situated in the "Chase Area"

The property has been refurbished to a high standard and briefly comprises entrance lobby, hall, sitting room, dining room, living room, kitchen/breakfast room, cloakroom and utility room to the ground floor. On the first floor are 3 double bedrooms (1 en-suite) and a family bathroom.

Outside the property occupies a large wide plot with POTENTIAL TO EXTEND (STPP), an outbuilding and ample car parking.

## SITUATION

The property is ideally situated in the popular Chase Area of King's Lynn which offers a full range of events during the year including the annual fireworks display. It's a short walk through the park to the railway station which provides a direct service to Ely, Cambridge and London. The centre of King's Lynn is an historic port and market town dating back to the 12 century, situated on the Great River Ouse. The winding streets and alleyways of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area. All schools are in walking distance and the local "college" part of the Anglia Ruskin University is "just up the road". The cycle route through King's Lynn and up to the Royal Sandringham Estate starts on Tennyson Road.

## ENTRANCE PORCH

2.36m x 1.48m into storage recess (7' 9" x 4' 10" into storage recess) UPVC construction with double glazed units, double glazed to outside, ceramic tiled floor.

## HALL

4.86m x 1.82m (15' 11" x 6' 0") Laminate flooring, double glazed door into porch, radiator with radiator cover, under stairs storage cupboard.

## SITTING ROOM

4.12m max into bay x 3.38m (13' 6" max into bay x 11' 1") Laminate flooring, radiator.

## LIVING ROOM

4.5m max into bay x 4.11m (14' 9" max into bay x 13' 6") Laminate flooring, radiator.

## DINING ROOM

3.33m x 4.92m into chimney breast recess (10' 11" x 16' 2" into chimney breast recess) Laminate flooring, radiator.

## CLOAKROOM

1.95m x 0.79m (6' 5" x 2' 7") Low level WC with concealed cistern, wash hand basin with chrome mixer tap and cupboard under, fully tiled walls, extractor.

## KITCHEN/BREAKFAST ROOM

3.90m x 2.41m (12' 10" x 7' 11") L-shaped marble effect worktop with 4 ring ceramic hob and extractor over, 1.5 bowl composite sink unit with chrome mixer tap, slate grey cupboards and drawers under, integrated dishwasher, further matching worktop with cupboard and drawer under, storage cupboards either side, matching wall cupboard, UPVC double glazed door to outside, radiator, opening into the utility.



## **UTILITY**

2.85m max into cupboard recess x 1.65m (9' 4" max into cupboard recess x 5' 5") Built-in fridge, built-in freezer, adjoining storage cupboard, L-shaped marble effect worktop with matching cupboards under, white cupboards over, ceramic tiled floor.

## **FIRST FLOOR LANDING**

4.64m max x 1.66m into stair recess (15' 3" max x 5' 5" into stair recess) Radiator, built-in storage cupboard.

## **WALK-IN AIRING CUPBOARD**

2.29m x 0.83m (7' 6" x 2' 9") Laminate flooring, shelving, light, loft access.

## **BEDROOM 1**

4.81m x 3.40m (15' 9" x 11' 2") Laminate flooring, radiator, good range of fitted wardrobes with hanging rails, shelves and lockers over.

## **EN-SUITE SHOWER ROOM**

1.88m x 2.59m (6' 2" x 8' 6") Shower cubicle with mains shower with 'rainfall' shower head, low level WC with concealed cistern, vanity unit with marble effect top and sink unit with chrome mixer tap and cupboard under, ceramic tiled floor, heated chrome towel rail, fully tiled walls.

## **BEDROOM 2**

3.92m x 3.41m max into wardrobe recess (12' 10" x 11' 2" max into wardrobe recess) Full width range of wardrobes with sliding doors, hanging rails and shelves, laminate flooring, radiator.

## **BEDROOM 3**

4.59m x 4.11m max into wardrobe recess (15' 1" x 13' 6" max into wardrobe recess) Wardrobes with sliding doors, hanging rails and shelves, laminate flooring, radiator.

## **FAMILY BATHROOM**

2.1m x 1.63m (6' 11" x 5' 4") Bath with mains 'Rainfall' shower over and full width shower screen, vanity unit with marble top and sink unit with chrome mixer tap and cupboards and drawers under, low level WC with concealed cistern, wall cupboards, heated towel rail, fully tiled walls.

## **OUTSIDE**

The property occupies a generous size plot with an extensively brickweaved driveway providing ample car parking, gated access with high fence leading to the good size rear garden.

The rear garden is mainly laid to lawn with specimen trees and a brickweave patio leading onto a concrete hardstanding area to the rear.

## **OUTSIDE WC**

2.07m x 0.91m (6' 9" x 3' 0") Baxi gas central heating boiler.

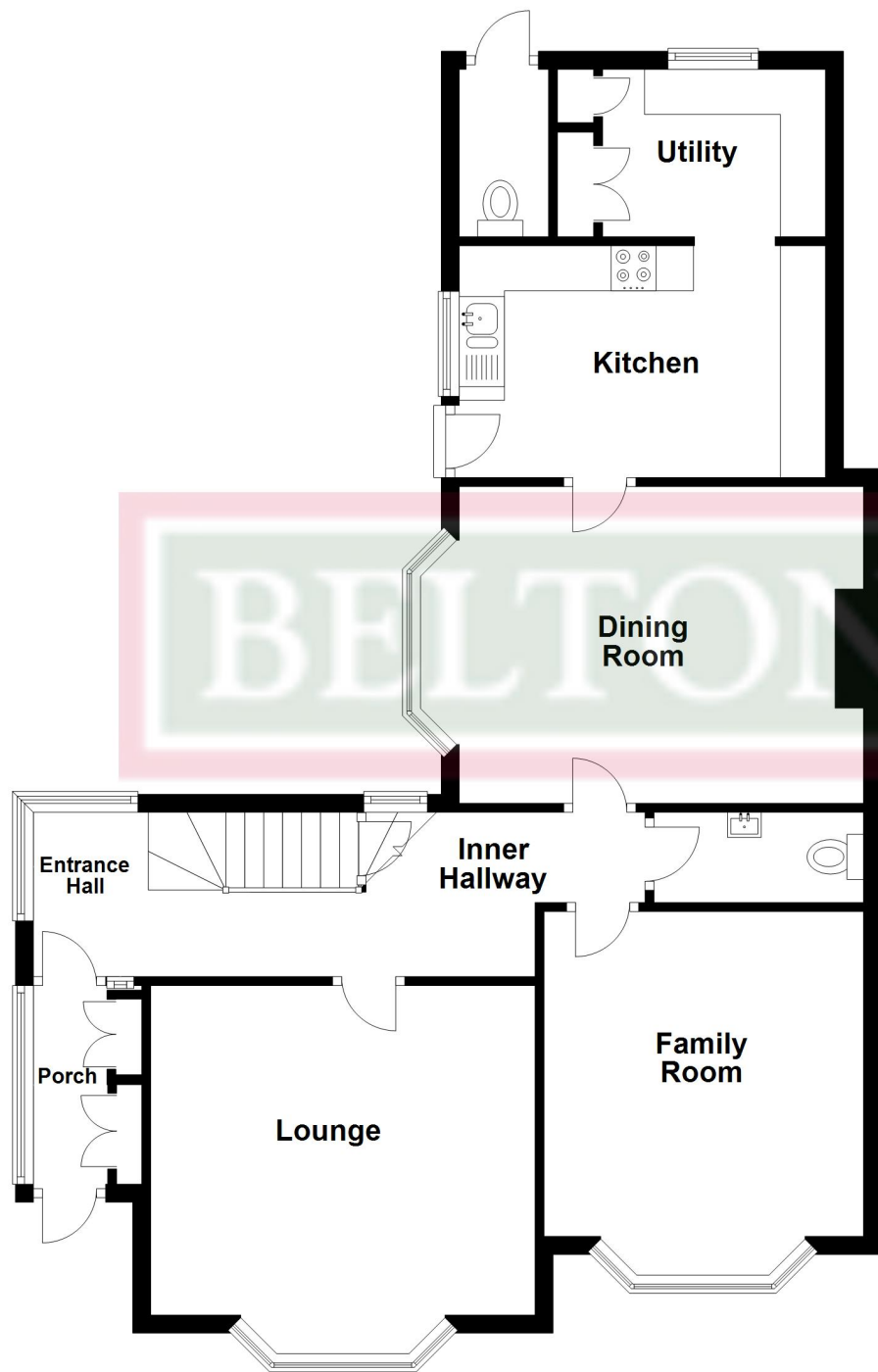
## **STORE SHED**

2.31m x 1.17m (7' 7" x 3' 10")

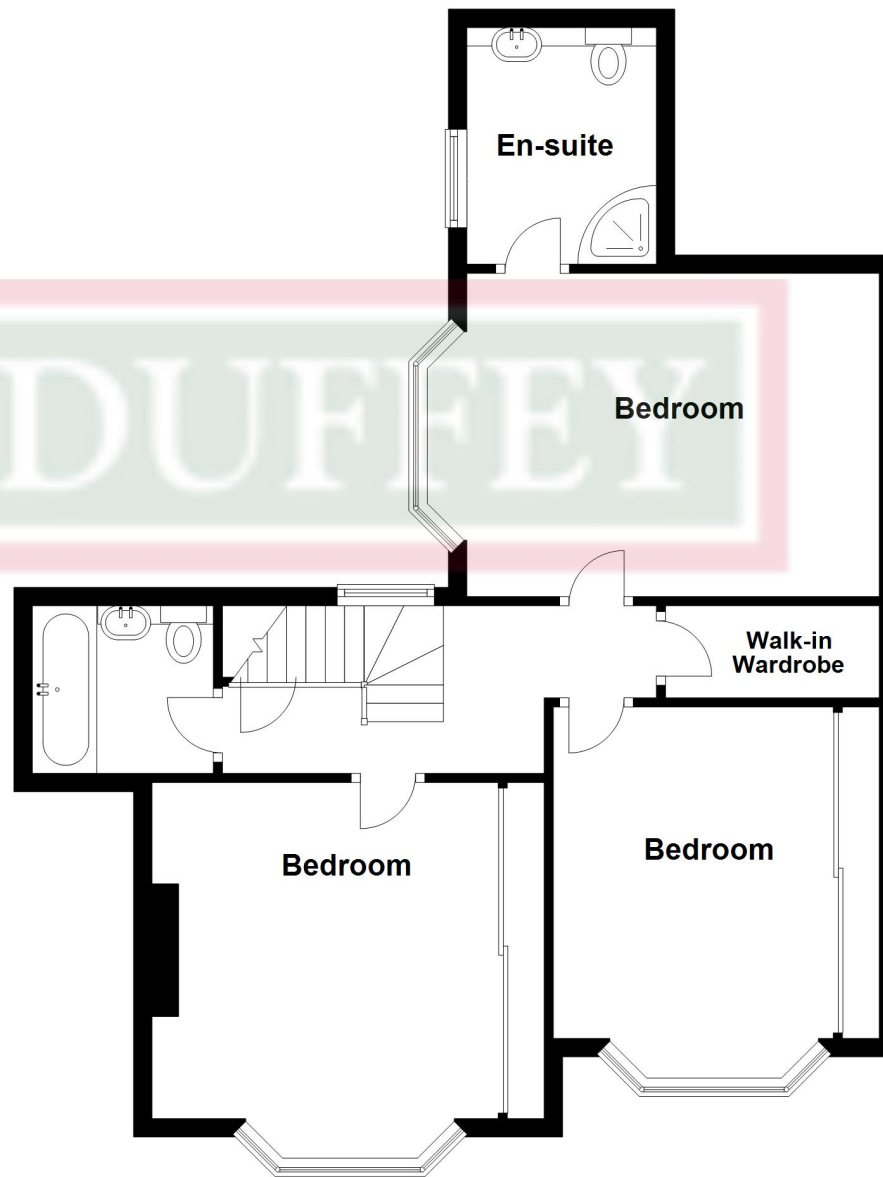
## **WORK ROOM/WORKSHOP**

4.72m x 2.81m (15' 6" x 9' 3") Power, light, worktop with kitchen units under and matching wall cupboards.

### Ground Floor



### First Floor



## **DIRECTIONS**

From the Agents' offices proceed out of town on the one-way system and into Littleport Street. Continue along into Gaywood Road and at the traffic lights turn right into Tennyson Avenue, proceed along and the property will be seen on the right hand side before the railway crossing.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

EPC - D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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